

1. June 17, 2020 Agenda

Documents:

[0617.PDF](#)

2. Site Plan - T Mobile Northeast LLC HSH Wainscott PWSF

Documents:

[T MOBILE HSH WAINSCOTT SP SP PWSF.PDF](#)

3. Public Hearing - Brooks Parks Cottage Relocation Site Plan

Documents:

[BROOKS PARKS COTTAGE RELOCATION SP III_UPDATED.PDF](#)
[BROOKS PARKS COTTAGE RELOCATION MAP.PDF](#)

4. Site Plan Review - Freund 291 Springs Fireplace Road

Documents:

[FREUND 291 SPRING FIREPLACE RD13034620200612122608.PDF](#)

5. Site Plan Review - T Mobile Northeast LLC HSH Wainscott PWSF

Documents:

[T MOBILE NORTHEAST LLC HOME SWEE13034820200612123256.PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

June 17, 2020

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

SITE PLAN:

T-Mobile Northeast LLC

Home Sweet Home Wainscott PWSF Schedule Public Hearing

Parsons/Wainscott

OTHER:

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

Brooks/Parks Cottage Relocation Site Plan

Cunningham/Springs

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
June 17, 2020**

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

Freund-291 Springs Fireplace Road

T-Mobile Northeast LLC

Home Sweet Home Wainscott PWSF

Schedule Public Hearing

Krug/Schantz/East Hampton

Parsons/Schantz/Wainscott

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

OLD FILED MAPS:

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK**

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

**T-MOBILE NORTHEAST, LLC
HOME SWEET HOME WAINSCOTT
SITE PLAN/SPECIAL PERMIT/
PERSONAL WIRELESS SERVICE FACILITY**

SCTM # 300-192-2-3.2 **ADOPTED: ___/___/ 2020**

1. Home Sweet Home Moving and Storage, Co., Inc., owner, in conjunction with T-Mobile Northeast, LLC, has made application for site plan/special permit/personal wireless service facility approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a Personal Wireless Service Facility in the form of sixteen (16) panel antennas, twenty-four (24) remote radio heads and a microwave to be located within a new rooftop cupola. Also proposed is a 288 square foot (12' x 24') fenced-in equipment area. The property contains 41,207 square feet (0.945 acre) and is located on the north side of Montauk Highway (4 Georgica Drive), Wainscott and is situated in a Commercial Industrial (CI) zoning district as shown on the official Zoning Map of the Town of East Hampton. Premises are identified on the Suffolk County Tax Map as parcel SCTM #300-192-2-3.2.

2. Subject application is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code.

3. A survey prepared by Michael K. Wicks, Land Surveying, dated July 24, 2018; a set of plans prepared by Infinigy and From Zero to Infinigy, dated revised May 19, 2020 including: Site Plan (Z01), Vicinity Plan (Z01A), Enlarged Site Plan (Z02), Enlarged Site Plan (Z02A), Lighting Plan (Z02B), Details (Z03), Details (Z03A), Siting Elevations (Z04), Siting Elevations (Z04A), Siting Elevations (Z04B), Siting Elevations (Z04C), Site Lines (Z05), Site Lines (Z06), and Site Lines (Z06); and a set of plans prepared by Infinigy and From Zero to Infinigy dated June 22, 2018 including: General Notes (S-2), Site Plan (S-3), Roof Frame Plan (S-3), Copola Frame Details (S-5), Pyramid Roof Frame Details (S-6), Copola Details (S-7), Antenna Mounting Pipe Locations (S-8), Connection Details (S-9), and Details (S-1) are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled Wednesday, July 8, 2020 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application. The public hearing will be held electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTVEH.org). The public shall not be permitted to appear in person but may comment by telephone by calling (351) 888-6331 and entering access code 589339. A transcript of the hearing will also be posted to the Town's website after the hearing and the hearing shall remain open until August 7, 2020 for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to PlanningBoard@eamptonny.gov and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business August 7, 2020 or within one (1) week of posting of the transcript on the Town's website, whichever is later.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: June 17, 2020

cc: Robert Gaudioso
Snyder and Snyder, LLP
94 White Plains Road

Tarrytown, NY 10591

Planning Department
Building Department
Architectural Review Board

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the East Hampton Town Planning Board on Wednesday, June 17, 2020, at 7:00 p.m. or as soon thereafter as this matter may be heard, to consider said application. The public hearing will be held electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTVEH.org). The public shall not be permitted to appear in person but may comment by telephone by calling (351) 888-6331.

A transcript of the hearing will also be posted to the Town's website after the hearing and the hearing shall remain open until July 17, 2020, or within one (1) week of posting of the transcript on the Town's website, whichever is later, for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to PlanningBoard@ehamptonny.gov and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business on July 17, 2020, or within one (1) week of posting of the transcript on the Town's website, whichever is later.

The public hearing will be held to consider the application of Brooks-Parks Cottage Relocation Site Plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to situate a 10' x 12' (120 square foot) cottage at the site of the Pollock-Krasner House and Study Center. The cottage building itself is part of a locally-designated Historic Landmark site. The property contains 68,519 square feet (1.57 acres) and is located on the south side of Springs Fireplace Road, Springs and is situate in an A-5 Residence zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-62-7-3, 5, 6.1 (830 Springs Fireplace Road). Subject application is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code. A Site Plan prepared by August Henry Muff, Architect, dated revised February 3, 2020 is available for inspection at the Planning Board office, Suite 103, 300 Pantigo Place, East Hampton, New York.

DATED: May 29, 2020

Samuel Kramer, Chairman

SANITARY CALCULATIONS

PREVIOUSLY APPROVED: 258 G.P.D. (CO-3-91-018)
 MAX. OCCUPANCY = 42 PER EAST HAMPTON FIRE MARSHALL

42 X 5 GPD	=	210 GPD
2 STAFF @ 12 GPD	=	24 GPD
804 S.F. (STUDIO) X 0.03	=	24 GPD
340 S.F. OFFICE X 0.06	=	20.4 GPD
TOTAL		278.4 GPD

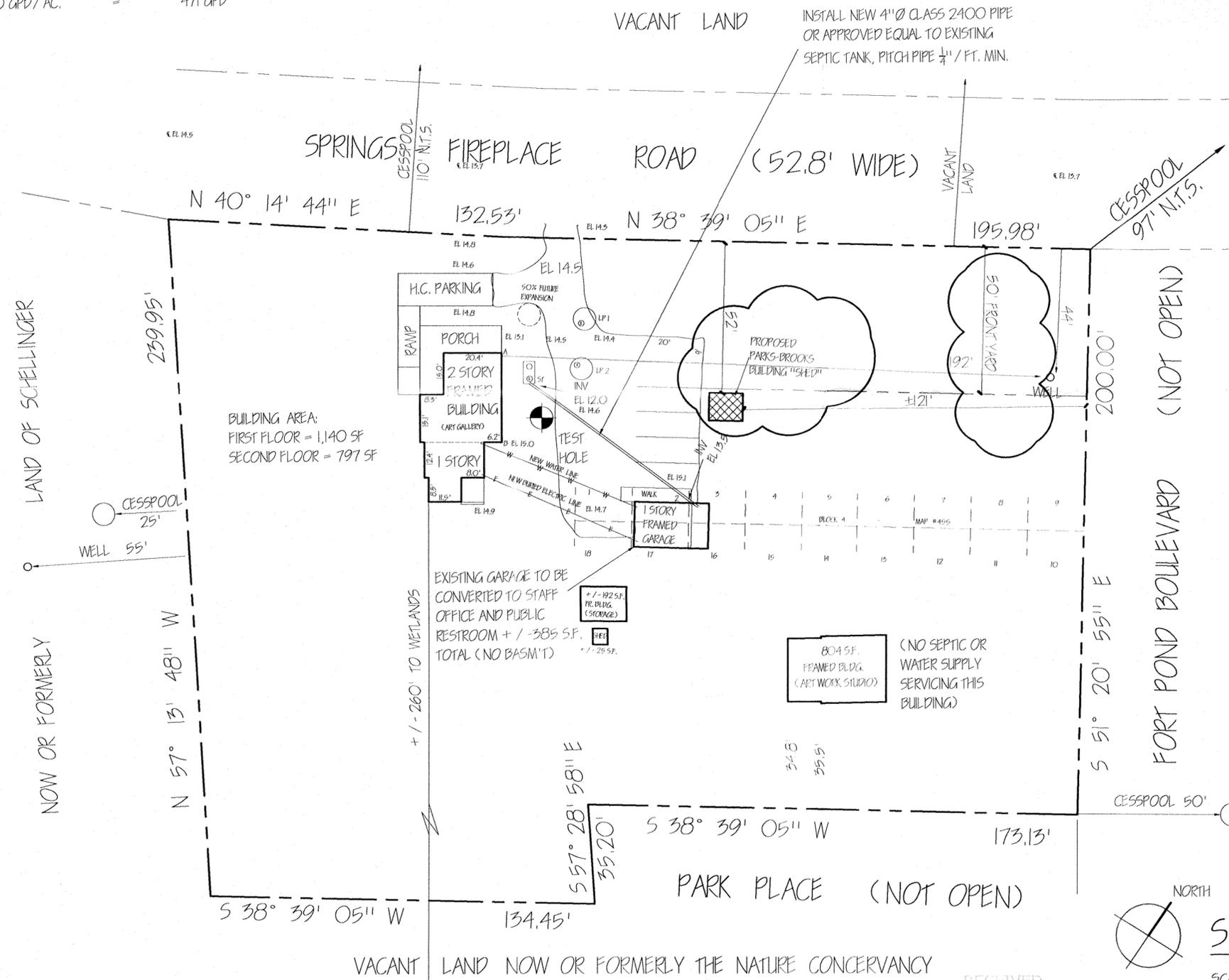
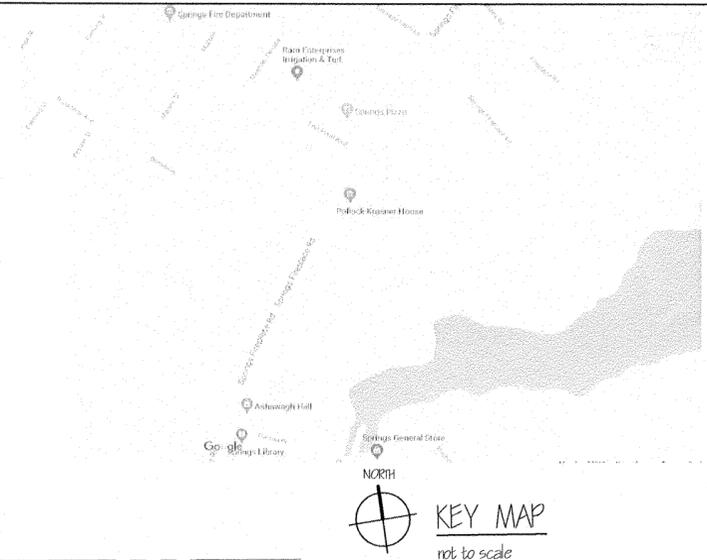
PERMITTED FLOW

1.573 AC. X 300 GPD / AC. = 471 GPD

SITE DATA

SCHOOL DISTRICT	=	SPRINGS UPSD OF EAST HAMPTON
FIRE DISTRICT	=	SPRINGS - EAST HAMPTON
ZONING DISTRICT	=	A-5 RESIDENCE / HARBOR PROTECTION OVERLAY & SPRINGS HISTORIC DISTRICT
S.C.T.M. No.	=	0300 - 062.000 - 07 - 3,5 & 6.1

EXISTING LOT COVERAGE: +/- 2,597 S.F. / 68,519 S.F. = 3.8%
 PROPOSED LOT COVERAGE +/- 2,717 S.F. / 68,519 S.F. = 4.0%



EXISTING SEPTIC SYSTEM LOCATION

STRUCTURE	DISTANCE TO	A	B
LP 1		30.5'	51.5'
LP 2		27'	30.5'
SEPTIC TANK		12.5'	29.5'

TEST HOLE EL = 14.6

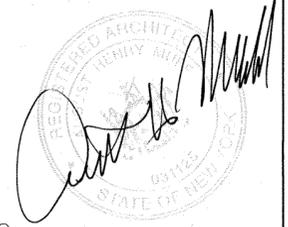
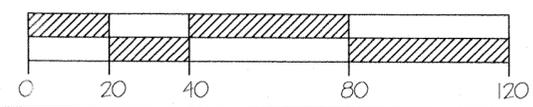
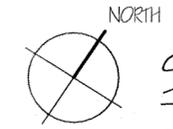
DEPTH	SOIL TYPE	WATER LEVEL
0' - 15'	MIXED SAND AND LOAM	
15' - 55'	BROWN CLAYEY SAND	10.0'
55' - 30'	BROWN FINE TO COARSE SAND	
7.0'	WATER IN BROWN SAND	GROUNDWATER EL = 4.6

NOTES:

- THIS PLAN HAS BEEN PREPARED FROM A SURVEY BY DARRELL A. WEAVER, LS DATED AUGUST 18, 1993.
- THERE ARE NO STORMWATER LEACHING POOLS WITHIN 20' OF THE EXISTING SANITARY SYSTEM.

SITE PLAN

scale: 1" = 30'



Brooks - Park Cottage Relocation Site Plan

631-875-2337

From the office of August Henry Muff, Architect - 14 Pine Court, Northampton, NY 1901





TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul, AICP
Director

Telephone (631) 324-2178
Fax (631) 324-1476

June 11, 2020

TO: Planning Board

FROM: Eric Schantz 
Senior Planner

RE: Freund 291 Springs Fireplace Road – Site Plan
SCTM#300-119-5-6

Last Review Date: November 7, 2019

Items and Date Received: 05/26/20 Applicant submission; Cover letter re: Ten (10) original site plans prepared by Jeffrey T. Bulter, P.E., P.C. dated December 4, 2019; Ten (10) copies of the revegetation plan prepared by Due East Planning Inc, dated April 2020.; and Ten (10) copies of the photo layout showing the sample stained section of the wall, prepared by Due East Planning Inc, dated March 2020

Background Information: Application is made to replace and make additions to an existing wood retaining wall which includes changing the material to concrete.

The subject parcel is nearly 100% cleared of naturally-occurring vegetation with a patch of deciduous woodlands to the north. It is situated along Springs Fireplace Road in East Hampton, although very close to the beginning of Springs. It is zoned NB: Neighborhood Business and contains a multi-unit building, a “multiple business complex” containing retail businesses.

Issues for Discussion:

Coverage

As requested by the Board coverage calculations have been added to the site plan. These calculations verify that the proposed project will be in compliance with maximum allowable total lot coverage.

Retaining Wall Safety Fence

At the time of the last review, the Board requested that the fence required along the top of the retaining wall (as per New York State Building Code) be setback from the top edge of the wall in order to allow for a row of vegetative screening. It was stated that a split rail

fence should be used instead of the originally proposed chain link design. The revised site plan indicates that a 4' tall fence will be setback from the top of the retaining wall, as requested and a row of northern bayberry (*Myrica pennsylvanica*) will be planted between the fence and the top of the retaining wall. The Planning Department has no objections to this. The Board should determine if it agrees.

The notation on the site plan identifies the 4' tall fence as variously both "split rail with wire mesh weave" and "post and rail fence with wire mesh weave". The Planning Board may wish to request additional information about the appearance of this proposed fence at this time. Ultimately, the Architectural Review Board will need to approve this application.

Scenic Easement

The scenic easement has been added to the site plan

Revegetation of areas cleared to the north of the parking lot has been proposed in the form of 4 white pines (*Pinus strobus*) and 170 lowbush blueberry (*Vaccinium pallidum*). The Planning Department finds this acceptable, however the size of the shrubs should be provided in terms of height in feet or inches, not in gallon pot size. The Board should determine if it agrees.

However, the scenic easement also covers the narrow strip of land in front of the building along Springs Fireplace Road. This area currently has lawn, landscaping, scattered mature trees and picnic tables. This area is often frequented by patrons of the on-site stores and does not appear to present any type of detriment to the appearance of the site. Regardless, it will need to be determined what the scenic easement permits in this area. The Board should defer to Counsel to determine if the existing nature of use of this area is acceptable or if re-vegetation will be required.

Height

The retaining wall, including those existing portions to be replaced and the additional portions proposed will vary in height from roughly 4' up to 8'. The Architectural Review Board cannot approve fences of over 8' in height and such fences require a variance from the Zoning Board of Appeals. The minimum 4' tall safety fence at the top of the retaining wall due to its height would place the total height over 8' in various locations. The Board has sent a determination letter to the Building Inspector with regard to this issue.

However, as the applicants now plan to have the fence not directly atop the retaining wall, it appears that a variance will not be needed. The Planning Department spoke with the Principal Building Inspector about this issue and it was her opinion that the currently-proposed design, with the fence setback from the top of the retaining wall, would not require a variance. However, this has yet to be put in writing as of the date of this memo.

Wall Details

The applicants have submitted a photo of an alternative coloration for the retaining wall. Although colors are primarily the purview of the Architectural Review Board, the Planning Board should review this item and determine if this coloration is acceptable.

Conclusion

In conclusion, the application is incomplete, pending the resolution of the wall height issue and whether or not the Board wishes to receive more information about the design of the fence at the top of the retaining wall or retaining wall colors.

ES

Should information pertaining to the design of the 4' tall fence be submitted?

Additional comments: _____

Is any additional information regarding coloration of the proposed retaining wall required?

Additional comments: _____

Should the changes to the landscaping plan noted above be made?

Additional comments: _____

Does the Board wish to send comments to the ARB?

Additional comments: _____

Additional Board Comments:

Adams

GRANT OF SCENIC EASEMENT 32717

40 ± AC
SCENIC EASE

THIS INDENTURE, made as of this 31st day of January, 1984, by and between TOWER INVESTMENTS, a partnership having a principal place of business at ^{C/o John McGowan, Esquire, 135A Main Street} ~~P.O. Box 610, Wainsett, East Hampto~~ New York 11975, ("the grantor"), and THE TOWN OF EAST HAMPTON, a municipal corporation having its office at 159 Pantigo Road, East Hampton, New York 11937, ("the grantee"),

WHEREAS, the grantor is the owner of lands at Springs-Fireplace Road, Town of East Hampton, County of Suffolk and State of New York, described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of East Hampton, County of Suffolk and State of New York, more particularly bounded and described as follows:

BEGINNING at a point which is the intersection of the westerly side of Springs-Fireplace Road (Suffolk County Road No. 41) and the easterly side of an unopened road known as Old Fireplace Road; and running thence from the point of beginning along the westerly side of Springs-Fireplace Road (Suffolk County Road No. 41) South 13° 35' 53" West 580.00 feet to a point; running thence North 76° 24' 07" West 10.00 feet; running thence North 13° 35' 53" East 66.00 feet; running thence North 28° 00' 00" East 29.06 feet; running thence North 62° 00' 00" West 7.46 feet; running thence North 13° 35' 53" East 50.00 feet; running thence North 28° 23' 48" East 27.41 feet; running thence North 13° 35' 53" East 106.50 feet; running thence North 16° 39' 21" West 13.89 feet; running thence North 13° 35' 53" East 26.00 feet; running thence North 64° 26' 52" West 98.16 feet to a point on the easterly side of Old Fireplace Road; running thence along the easterly side of Old Fireplace Road the following two (2) courses and distances: 1. North 33° 01' 04" East 117.00 feet; and 2. North 40° 29' 54" East 148.38 feet to the point or place of BEGINNING,

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and the said parcel constitutes an area of natural scenic beauty, and the present state of use enhances the present and potential value of abutting and surrounding properties and enhances the conservation of natural and scenic resources; and

WHEREAS, the grantor wishes to grant a scenic and conservation easement to the grantee affecting the above-

23-

identified real property; and

The grantee has instituted and is carrying out programs to maintain open space and to preserve the beauty and natural condition of lands in the Town; and

The General Municipal Law of the State of New York at Section 247 carries into law the declared intent of the Legislature of the State of New York that the rapid growth and spread of urban development is encroaching upon, or eliminating many open areas and spaces of varied size and character, including many having significant scenic or esthetic value, which areas and space if preserved and maintained in their present open space would constitute important physical, social, esthetic or economic assets to existing or future Town development; and

The grantee, in furtherance of the above policy and in accordance with General Municipal Law, Section 247, wishes to accept the scenic and conservation easement hereby proffered by the grantor.

NOW THEREFORE, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration to the grantor, receipt of which is hereby acknowledged, this agreement witnesseth that:

1. The grantor does hereby donate, grant, transfer and convey unto the TOWN OF EAST HAMPTON, in perpetuity, a scenic and conservation easement in gross, of the nature, character and to the extent hereinafter set forth, over and upon all that certain lot, piece or parcel of land as set forth and described above (hereinafter sometimes referred to as the "burdened premises").

2. The nature, character and extent of the easement hereby granted are as follows:

(a) No building or structures of any description shall be erected on the burdened premises.

(b) No topsoil shall be removed from the burdened

premises nor shall sand, gravel, peat or other minerals be excavated therefrom for any purpose;

(c) Burdened premises, to maintain their present appearance, shall remain in their natural state, and for this purpose the grantor, its heirs and assigns, reserve the exclusive right to use and enjoy said burdened premises;

(d) The grantee shall have the right to annual inspection of the burdened premises for the purpose of assuring itself that the grantor is not in violation of any of the terms and conditions of this scenic easement, such inspection to be by prior arrangement with and at the convenience of the grantor.

(e) Grantor reserves the right to plant and otherwise improve said scenic easement areas with shrubs, etc.

3. The nature, character and extent of limitations on the within grant of easement are as follows:

(a) The burdened premises shall not be open or available to the public for general or park use, but shall remain at all times in the exclusive possession of the grantor, its heirs and assigns, and subject to its unqualified right to exclude others therefrom by any and all lawful means, except as indicated in paragraph 2(d).

(b) All right, interests and privileges of the grantor in the burdened premises not herein specifically donated, granted, transferred and conveyed, remain and reside with the grantor, its heirs and assigns.

4. The grantee hereby undertakes to cooperate to the extent legally permissible in having the valuation placed upon the burdened premises for purposes of real estate taxation taken into account and limited by the restrictions imposed by this scenic easement, all in accordance with State of New York General Municipal Law, Section 247.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the date and year first above written.

TOWER INVESTMENTS

By: Judith Siegel
Partner

ATTEST:

Kathleen Mott
Deputy Town Clerk

TOWN OF EAST HAMPTON

By: Judith Hope
Supervisor

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 5th day of January, 1984, before me personally came JUDITH SIEGEL, to me personally known, and known to me to be a member of the partnership of Tower Investments, and known to me to be the individual described in and who executed the foregoing instrument in the partnership name of Tower Investments, and she duly acknowledged to me that she executed the same for and in behalf of said partnership.

Patricia Swanson
Notary Public

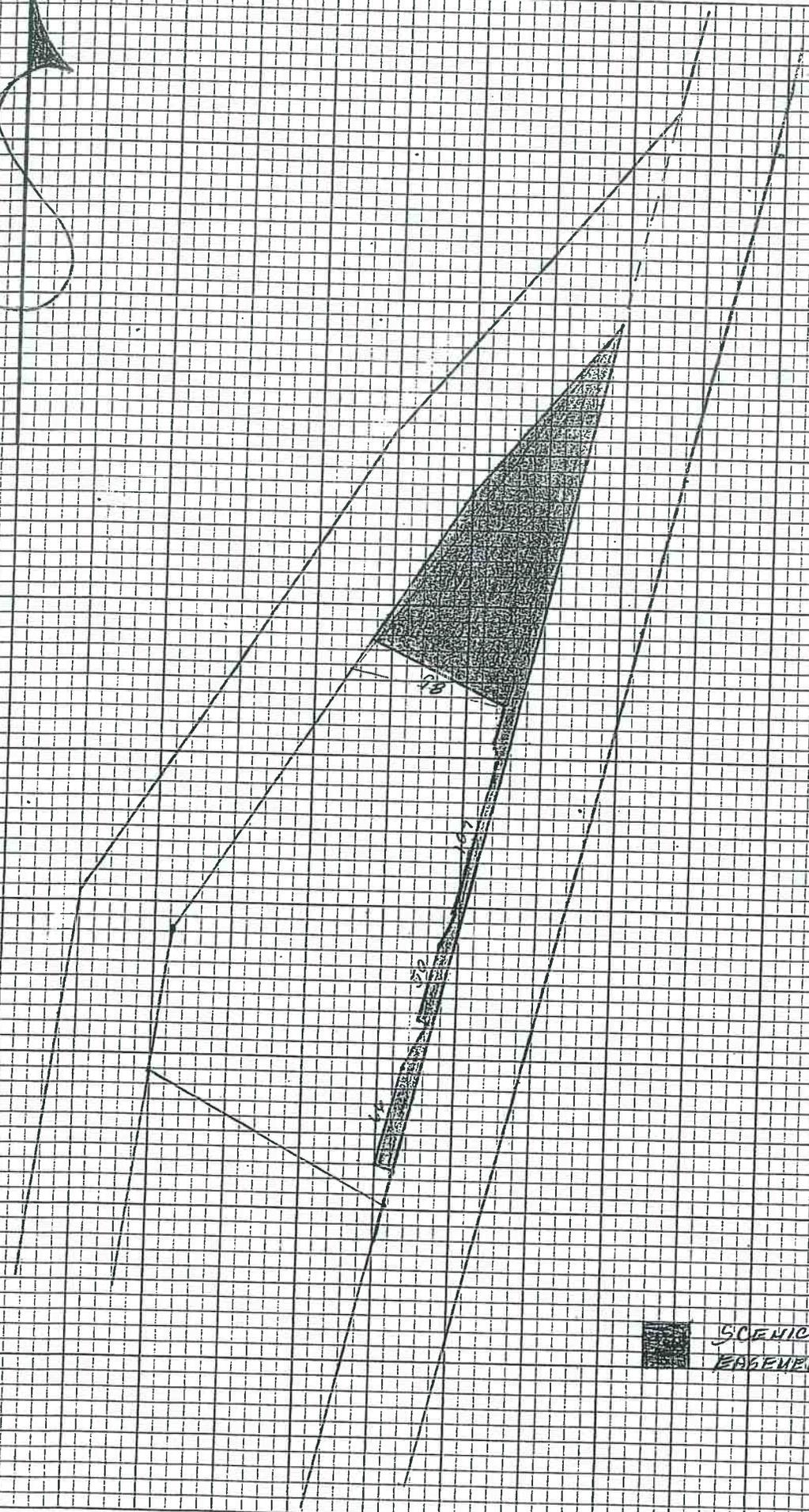
PATRICIA SWANSON
Notary Public, State of New York
No. 52 4609969
Qualified in Suffolk County
Term Expires March 30, 1985

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 9th day of ~~January~~ ^{April}, 1984, before me personally came JUDITH HOPE, to me known, who, being by me duly sworn, did depose and say that she resides in ^{68 Oyster Shoals Rd.} East Hampton, Suffolk County, New York; that she is the Supervisor of the Town of East Hampton, the municipal corporation described in and which executed the foregoing instrument; and that she signed her name thereto pursuant to a resolution duly adopted by the Town Board of the Town of East Hampton.

Grace A. Roszick
Notary Public

GRACE A. ROSZICK
NOTARY PUBLIC, State of New York
No. 52-8416575 Qualified in Suffolk County
Term Expires March 30, 1986



 SCENIC
EASEMENT



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahlul, AICP
Director

Telephone (631) 324-2178
Fax (631) 324-1476

June 11, 2020

TO: Planning Board

FROM: Eric Schantz 
Senior Planner 

RE: T-Mobile Northeast LLC Home Sweet Home Site Plan/Special Permit
Personal Wireless Service Facility (PWSF)
SCTM# 300-197-2-3.2 & 16
342 Montauk Highway, Wainscott

Last Review Date: May 18, 2020

Items and Date Received: Applicant submission; Ten (10) (Plus three (3) additional copies and survey prepared by Michael K Wicks to be routed to the Architectural Review Board) Revised Plans prepared by John S Stevens dated May 19, 2020. (Z01 – Site Plan), (Z01A – Vicinity Plan), (Z02 Enlarged Site Plan), (Z02A – Enlarged Site Plan), (Z02B – Lighting Plan), (Z03 – Details), (Z03A – Details), (Z04 – Siting Elevations), (Z04B – Siting Elevations), (Z04C – Siting Elevations), (Z04A – Siting Elevations), (Z05 – Site Lines), (Z06 – Site Lines), (Z06 – Site Lines).

Background Information: Application has been made to create a Personal Wireless Service Facility (PWSF) in the form of sixteen (16) panel antennas, twenty-four remote radio heads and a microwave to be located within a new rooftop cupola. Also proposed is a 288 sq. ft. (12' X 24') fenced-in equipment area.

The parcel is situated at the corner of Georgica Drive and Montauk Highway in Wainscott. It is zoned CI: Commercial Industrial. It is 100% cleared of native vegetation.

Issues for Discussion:

Staircases

At the time of the last review, the Board requested that staircases, which are part of a pending application, be eliminated from the set of plans. The applicants have performed this revision.

Conclusion

In conclusion, the Board should determine if any additional information is required at this time. If not, then the application is complete and ready to be scheduled for a public hearing.

ES

Planning Board Consensus

Is any additional information needed at this time?

Additional comments: _____

Is the application complete and ready to be scheduled for a public hearing?

Additional comments: _____

Additional Board Comments:
